



**Hays County Development Services**  
**2171 Yarrington Road, Ste 300, Kyle, TX 78640**  
**512-393-2150 / [www.hayscountytexas.com](http://www.hayscountytexas.com)**

December 21st, 2023

William Atkinson  
City Planner  
City of Kyle

**Re: Crosswinds, Phase 6B, Final (PLN-1966-NP)**

Mr. Atkinson,

The Hays County Development Services staff has had an opportunity to review the aforementioned subdivision for compliance with Hays County subdivision and development regulations. Hays County staff has no further review comments at this time.

Pursuant to the Interlocal Cooperation Agreement between Hays County and the City of Kyle for subdivision regulation within the extraterritorial jurisdiction of the City of Kyle, please move forward with approval of the plat as submitted.

If you have any questions, please let me know.

Regards,

*Marcus Pacheco*

Marcus Pacheco  
Director  
Hays County Development Services



# CROSSWINDS PHASE 6B

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	42.55	325.00	N83°49'39"E	42.52	21.31	7°30'08"
C2	34.32	275.00	S84°00'10"W	34.30	17.18	7°09'02"
C3	118.11	375.00	N66°23'48"E	117.62	59.55	18°02'45"
C4	99.09	425.00	S64°03'11"W	98.86	49.77	13°21'30"
C5	111.52	375.00	S06°44'34"W	111.11	56.17	17°02'20"
C6	64.77	425.00	S10°53'48"W	64.70	32.45	8°43'53"
C7	90.17	525.00	S01°36'39"W	90.06	45.19	9°50'25"
C8	23.55	25.00	S23°40'29"W	22.69	12.73	5°38'05"
C9	301.53	60.00	N86°41'26"E	70.59	43.64	28°56'10"
C10	23.55	25.00	N30°17'36"W	22.69	12.73	5°38'05"
C11	81.58	475.00	N01°36'39"E	81.48	40.89	9°50'25"
C14	126.39	425.00	N06°44'34"E	125.92	63.66	17°02'20"
C16	31.42	20.00	N43°14'00"E	28.29	20.01	9°00'13"
C18	57.15	375.00	N10°53'48"E	57.09	28.63	8°43'53"
C19	53.15	60.00	S51°40'06"E	51.43	28.46	50°45'14"
C20	89.07	425.00	S09°15'31"W	88.90	44.70	12°00'27"
C21	31.41	20.00	S46°46'00"E	28.28	19.99	89°58'47"
C23	187.64	375.00	N71°42'32"E	185.69	95.83	28°40'11"
C24	31.42	20.00	S48°57'49"E	28.28	20.00	90°00'00"
C25	72.65	525.00	S07°55'40"E	72.59	36.38	7°55'42"
C26	31.42	20.00	S33°06'29"W	28.28	20.00	90°00'00"
C27	45.45	275.00	S82°50'35"W	45.40	22.78	9°28'11"
C28	53.71	325.00	S82°50'48"W	53.65	26.92	9°28'11"
C29	31.42	20.00	N56°53'31"W	28.28	20.00	90°00'00"
C30	73.67	525.00	N15°54'42"W	73.61	36.89	8°02'23"
C31	23.55	25.00	N07°03'09"E	22.69	12.73	5°38'05"
C32	301.53	60.00	S70°04'07"W	70.59	43.64	28°56'10"
C33	212.66	425.00	N71°42'32"E	210.45	108.61	28°40'11"
C36	76.12	525.00	S89°48'36"E	76.05	38.13	8°18'25"
C37	68.87	475.00	N89°48'36"W	68.81	34.49	8°18'25"
C38	13.41	20.00	N20°58'42"W	13.16	6.97	38°24'11"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C39	18.00	20.00	N65°58'05"W	17.40	9.66	51°34'36"
C41	50.10	375.00	S02°03'02"W	50.06	25.09	7°39'15"
C42	17.98	20.00	S62°29'35"W	17.38	9.65	51°30'04"
C43	13.45	20.00	S17°28'58"W	13.19	6.99	38°31'09"
C44	61.42	375.00	S10°34'12"W	61.35	30.78	9°23'05"
C45	37.32	425.00	N00°44'21"E	37.31	18.67	5°01'53"
C46	11.14	325.00	S79°05'39"W	11.14	5.57	1°57'52"
C47	11.13	275.00	S79°16'04"W	11.13	5.57	2°19'09"
C48	34.30	425.00	S12°57'01"W	34.29	17.16	4°37'26"
C49	30.47	425.00	S08°35'05"W	30.46	15.24	4°06'27"
C50	3.47	525.00	S06°20'29"W	3.47	1.74	0°22'45"
C51	57.83	525.00	S02°59'47"W	57.80	28.94	6°18'40"
C52	28.87	525.00	S01°44'03"E	28.86	14.44	3°09'01"
C53	20.32	60.00	S40°57'24"W	20.22	10.26	19°24'14"
C54	60.26	60.00	S02°28'54"W	57.76	32.95	5°32'47"
C55	0.44	525.00	N03°59'15"W	0.44	0.22	0°02'53"
C56	167.79	60.00	N22°50'19"E	118.22	344.35	160°13'56"
C58	301.53	60.00	S04°20'36"W	70.59	43.64	28°56'10"
C59	23.55	25.00	N67°21'34"E	22.69	12.73	5°38'05"
C60	23.55	25.00	N58°40'21"W	22.69	12.73	5°38'05"
C62	66.65	475.00	S15°54'42"E	66.60	33.38	8°02'23"
C64	23.55	525.00	N18°38'46"W	23.55	11.78	2°34'14"
C65	50.11	525.00	N14°37'35"W	50.09	25.07	5°28'08"
C66	26.09	475.00	N18°21'28"W	26.09	13.05	3°08'51"
C67	40.56	475.00	N14°20'16"W	40.54	20.29	4°53'31"
C68	14.40	525.00	N11°06'23"W	14.40	7.20	1°34'16"
C69	57.81	525.00	N07°09'58"W	57.78	28.93	6°18'33"
C70	1.39	475.00	N11°48'28"W	1.39	0.70	0°10'06"
C71	64.33	475.00	N07°50'37"W	64.28	32.22	7°45'36"
C72	69.53	375.00	S80°43'54"W	69.43	34.87	10°37'26"
C73	58.52	425.00	N74°40'38"E	58.48	29.31	7°53'23"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C74	55.05	425.00	N82°19'58"E	55.01	27.56	7°25'18"
C75	65.59	475.00	S89°59'33"W	65.54	32.85	7°54'43"
C76	3.28	475.00	S85°51'15"E	3.28	1.64	0°23'42"
C77	1.35	525.00	N86°06'36"E	1.35	0.67	0°08'50"
C78	57.78	525.00	N89°20'12"E	57.75	28.92	6°18'20"
C79	16.99	525.00	S86°35'01"E	16.99	8.50	1°51'15"
C80	14.60	60.00	N38°39'36"W	14.57	7.34	13°56'35"
C81	63.81	60.00	N76°05'54"W	60.84	35.30	60°56'01"
C82	89.82	60.00	S30°32'54"W	81.67	55.73	85°46'24"
C83	69.71	60.00	S45°37'18"E	65.85	39.39	66°34'00"
C84	63.59	60.00	N70°44'07"E	60.65	35.15	60°43'11"
C85	6.45	25.00	S47°46'17"W	6.44	3.25	14°47'31"
C86	17.09	25.00	S74°45'20"W	16.76	8.90	39°10'34"
C88	23.55	25.00	S46°54'56"E	22.69	12.73	5°38'05"
C89	122.63	60.00	N15°20'46"W	102.38	98.12	117°06'25"
C90	52.79	60.00	N68°24'40"E	51.10	28.24	50°24'28"
C91	42.40	60.00	S66°08'17"E	41.53	22.13	40°29'37"
C92	63.07	60.00	S15°46'35"E	60.21	34.80	60°13'49"
C93	20.63	60.00	S24°11'16"W	20.53	10.42	19°41'52"
C94	11.71	25.00	N33°21'11"W	11.61	5.97	26°50'35"
C95	11.84	25.00	N60°20'13"W	11.73	6.03	27°07'31"
C96	7.79	25.00	S25°06'55"W	7.75	3.92	17°50'33"
C97	15.76	25.00	S01°52'07"E	15.50	8.15	36°07'32"
C98	31.42	20.00	S41°02'11"W	28.28	20.00	90°00'00"
C99	65.73	475.00	S07°55'40"E	65.68	32.92	7°55'42"

Easement Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
(C100)	52.00	60.00	N17°50'47"E	50.39	27.76	49°39'24"

### LOT SUMMARY

WIDTH	PHASE 6B	% OF PHASES 6A & 6B	% OF TOTAL
40'	0	0%	0.0%
50'	3	1%	0.2%
60'	69	33%	4.6%
ODD SHAPED	4	2%	0.3%
TOTAL	76	36%	5.1%

1500 LOTS - MAXIMUM ALLOWED  
DEVELOPMENT AGREEMENT LOT SCHEDULE [PER 1.01(a) & (e)]

50'			60'			60'		
BLOCK	LOT	SQ. FT.	BLOCK	LOT	SQ. FT.	BLOCK	LOT	SQ. FT.
CCC	1	9,201	CCC	3	8,658	CCC	62	8,296
CCC	2	9,727	CCC	4	8,120	CCC	63	8,180
CCC	30	7,641	CCC	5	7,986	CCC	64	8,428
			CCC	6	7,594	CCC	65	6,977
			CCC	7	7,219	CCC	67	7,250
			CCC	8	7,212	CCC	68	8,310
			CCC	9	7,206	CCC	69	7,986
			CCC	10	7,199	CCC	70	7,945
			CCC	11	7,192	CCC	71	7,280
			CCC	12	7,182	CCC	72	7,276
			CCC	13	7,199	CCC	73	7,272
			CCC	14	7,786	CCC	74	7,268
			CCC	15	8,014	CCC	75	7,263
			CCC	16	8,018	CCC	76	7,259
			CCC	17	9,909	CCC	77	7,255
			CCC	34	9,855	CCC	78	7,251
			CCC	35	8,170	CCC	79	7,251
			CCC	36	7,901	CCC	80	8,005
			CCC	37	7,765	CCC	81	9,168
			CCC	38	7,241	CCC	82	1,327
			CCC	39	7,244	CCC	83	864,586
			CCC	40	7,247	CCC	84	2,723
			CCC	41	7,190	CCC	85	2,753
			CCC	42	7,200			
			CCC	43	7,585	DDD	1	7,250
			CCC	44	7,745	DDD	2	7,389
			CCC	45	7,200	DDD	3	7,848
			CCC	46	7,200	DDD	4	7,259
			CCC	47	7,200	DDD	5	7,262
			CCC	48	7,200	DDD	6	7,264
			CCC	49	7,273	DDD	7	7,267
			CCC	50	7,980	DDD	8	7,269
			CCC	51	7,200	DDD	9	8,249
			CCC	54	7,200	DDD	10	2,745
			CCC	55	8,313			
			CCC	56	7,199			
			CCC	57	7,199			

Line Table		
Line #	Length	Direction
L1	51.62	N87°34'41"E
L2	50.00	S02°25'19"E
L3	51.62	S87°34'41"W
L4	173.12	S11°55'49"E
L5	26.22	N56°58'13"E
L6	50.00	S32°44'00"E
L7	26.32	S56°58'22"W
L8	140.68	S20°53'08"E
L9	20.24	S83°00'37"W
L10	46.72	S88°28'15"W
L11	41.65	N07°07'33"E
L12	179.37	N06°17'54"E
L13	158.36	N06°24'55"E
L14	97.15	S88°24'55"E
L16	8.52	S01°46'36"E
L17	55.35	S03°18'34"E
L18	55.35	N03°18'34"W
L19	8.49	N01°46'36"W
L20	32.08	N86°02'11"E
L21	108.50	S11°53'31"E

Line Table		
Line #	Length	Direction
L22	92.76	S38°56'04"E
L23	89.69	S78°06'29"W
L24	89.67	S78°06'29"W
L26	56.96	S11°23'43"W
L27	120.81	N78°06'29"E
L28	39.03	S17°01'09"W
L29	58.71	S11°54'56"E
L30	58.85	N15°49'39"W
L31	58.18	N16°47'02"W
L32	10.00	N77°39'42"E
L76	102.59	N01°46'36"W

Easement Line Table		
Line #	Direction	Length
(L33)	N47°19'31"W	35.09
(L34)	N85°20'15"W	53.83
(L35)	S49°39'45"W	41.96
(L36)	S04°39'45"W	44.33
(L37)	S85°20'15"E	83.50
(L38)	N83°01'05"E	16.50
(L39)	N88°09'09"E	10.37
(L40)	S83°28'09"E	36.00
(L41)	N06°31'51"E	36.00
(L42)	N83°28'09"W	36.00
(L43)	S06°31'51"W	36.00
(L44)	S06°31'51"W	7.00
(L45)	S06°31'51"W	7.00
(L46)	S28°02'58"W	12.77
(L47)	S28°02'58"W	14.93
(L48)	S28°02'58"W	

# CROSSWINDS PHASE 6B

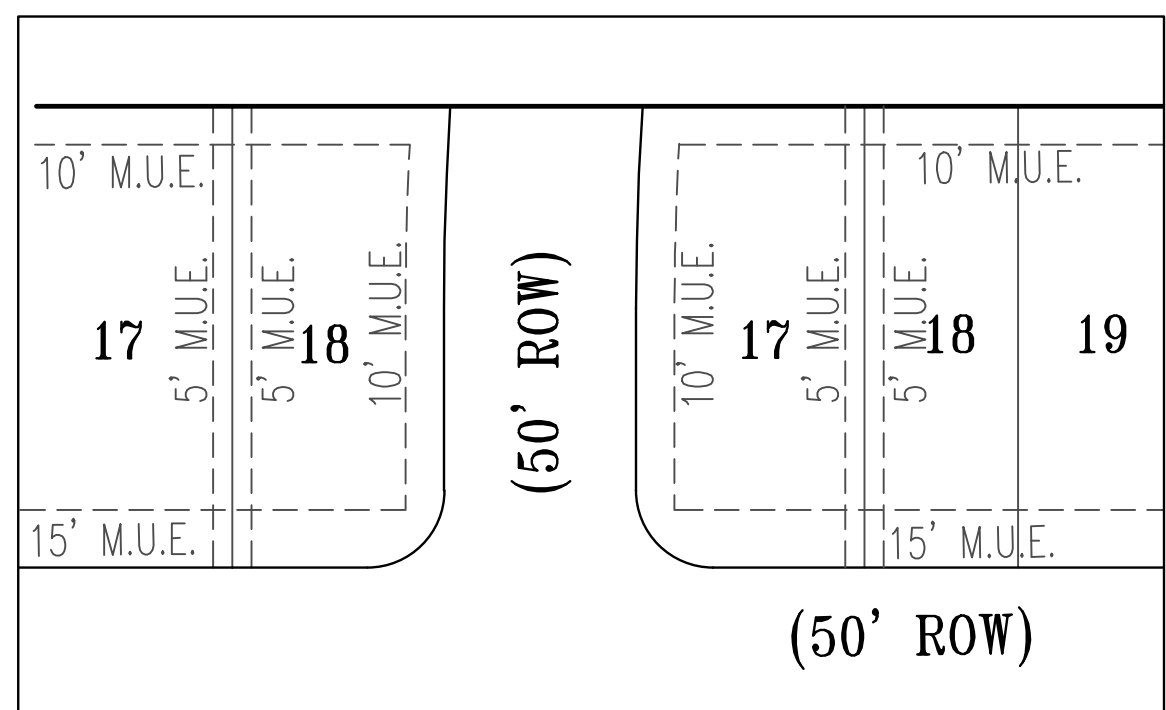
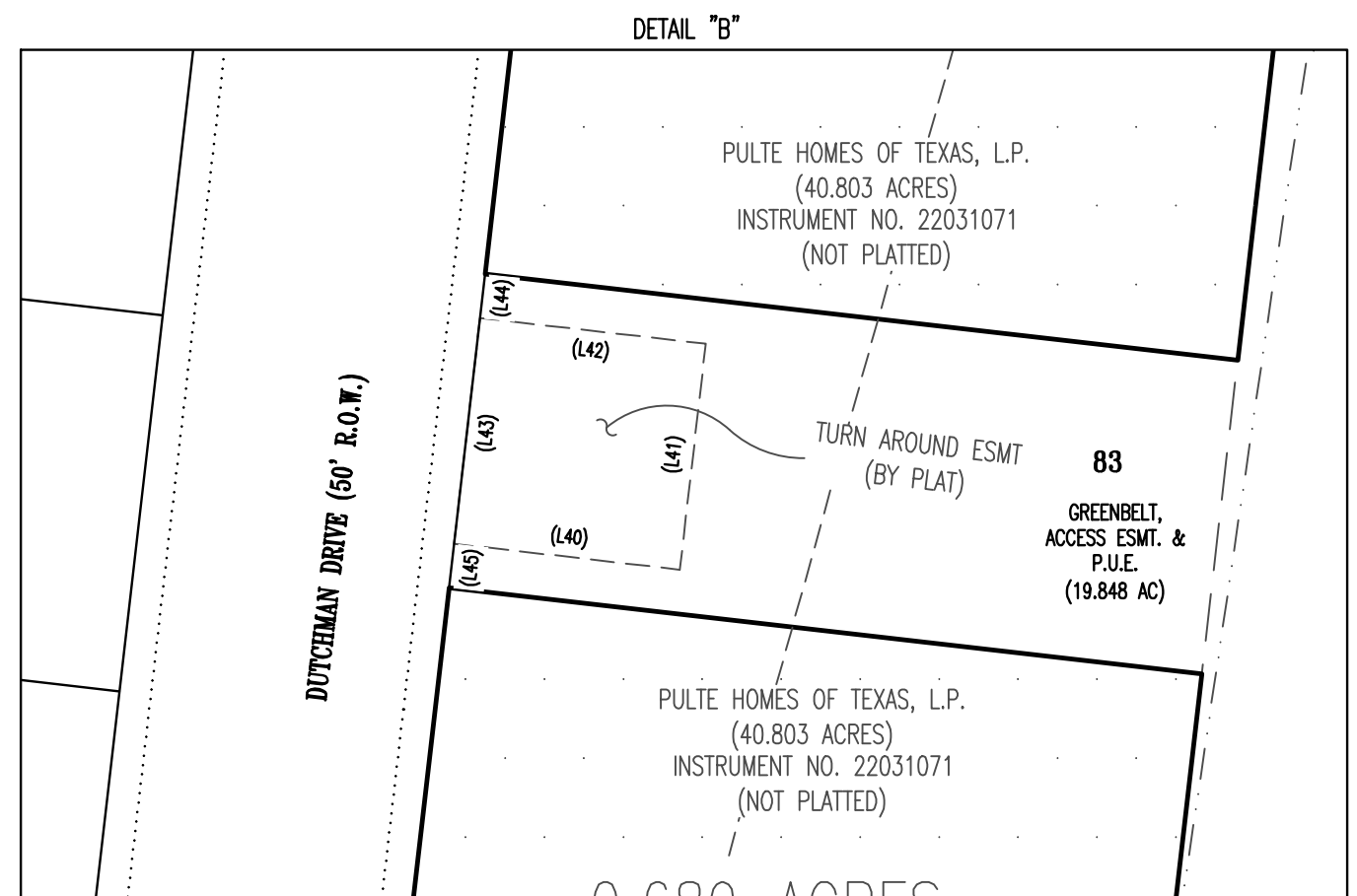
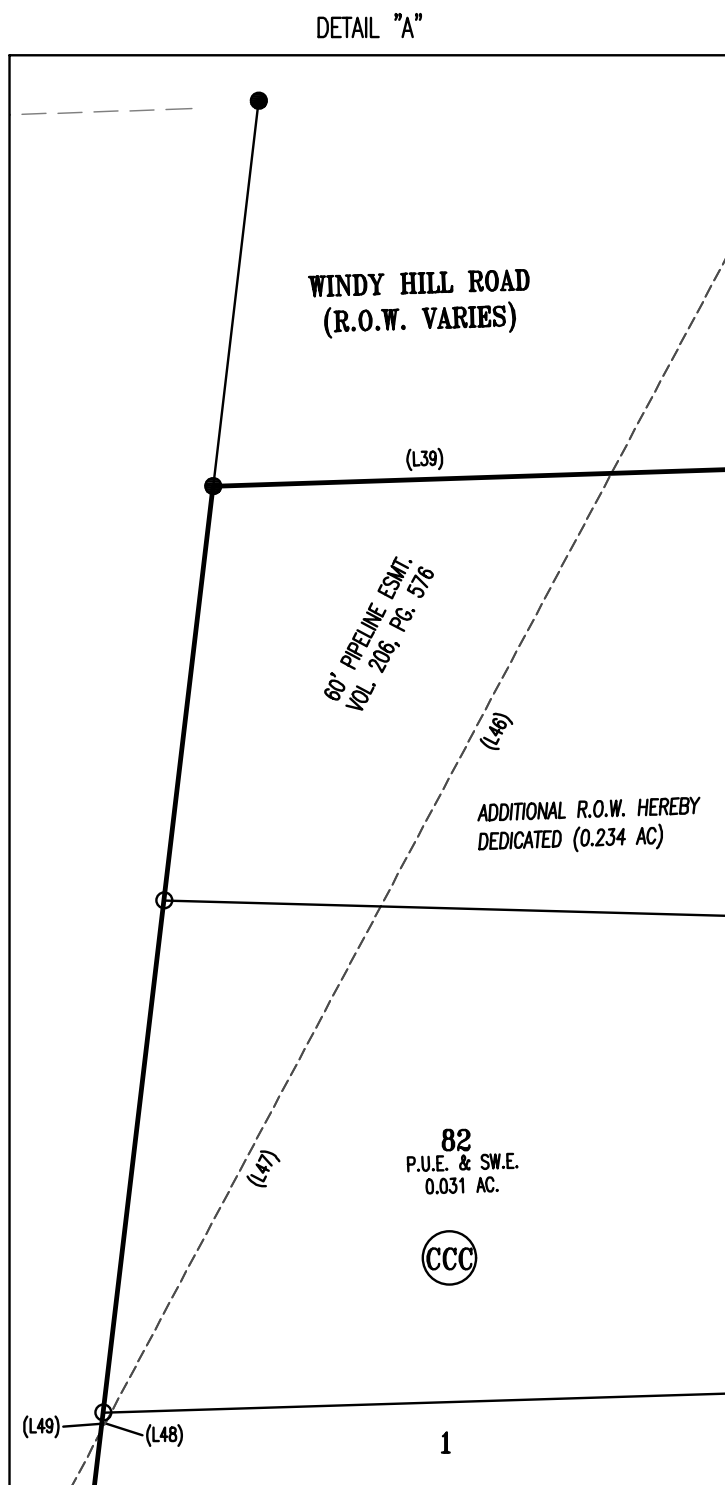
**FINAL PLAT NOTES:**

1. THIS FINAL PLAT IS LOCATED WITHIN THE EXTRA TERRITORIAL JURISDICTION (ETJ) OF THE CITY OF KYLE.
2. THIS PROJECT IS LOCATED IN THE BRUSHY CREEK - PLUM CREEK SUB WATERSHED.
3. NO PORTION OF THIS FINAL PLAT LIES WITHIN THE BOUNDARIES OF THE EDWARDS AQUIFER RECHARGE ZONE OR CONTRIBUTING ZONE.
4. THIS PLAT IS LOCATED WITHIN THE BOUNDARY OF THE HAYS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT.
5. WATER SERVICE WILL BE PROVIDED TO EACH LOT FROM THE CITY OF KYLE.
6. ORGANIZED WASTEWATER SERVICE WILL BE PROVIDED TO EACH LOT BY THE CITY OF KYLE.
7. ELECTRIC SERVICE WILL BE PROVIDED BY THE PEDERNALES ELECTRIC COOPERATIVE.
8. TELEPHONE SERVICE WILL BE PROVIDED BY SPECTRUM.
9. ORGANIZED GAS SERVICE MAY BE PROVIDED.
10. MINIMUM FRONT SETBACK SHALL BE TWENTY (20') FEET.
11. MINIMUM REAR SETBACK SHALL BE FIFTEEN (15') FEET.
12. MINIMUM SIDE AND INTERIOR SIDE SETBACKS SHALL BE FIVE (5') FEET.
13. MINIMUM SIDE SETBACK ADJACENT TO A PUBLIC STREET SHALL BE TEN (10') FEET.
14. A 15' MUNICIPAL UTILITY EASEMENT (M.U.E.) SHALL BE LOCATED ALONG THE FRONT OF EACH LOT ADJACENT TO THE R.O.W., A 10' M.U.E. ALONG SIDE YARDS ADJACENT TO THE ROW, A 10' M.U.E. ALONG REAR PROPERTY LINES, AND A M.U.E. OF FIVE (5) FEET SHALL BE LOCATED ALONG INTERIOR SIDE LOT LINES. A/C PADS, A/C UNITS, AND HOUSE EYES AND OVERHANGS SHALL BE ALLOWED TO ENCR OACH WITHIN M.U.E..
15. ALL STREETS SHALL BE DESIGNED AS IN ACCORDANCE WITH APPLICABLE CITY OF KYLE AND HAYS COUNTY DEVELOPMENT REGULATIONS AND DEDICATED AS PUBLIC R.O.W. AT FINAL PLATING.
16. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A STATE-APPROVED COMMUNITY WATER SYSTEM.
17. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A STATE-APPROVED ORGANIZED WASTEWATER SYSTEM.
18. THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF KYLE CODE OF ORDINANCES. THE WATER AND WASTEWATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY THE KYLE WATER UTILITY. THE UTILITY CONSTRUCTION MUST BE INSPECTED BY THE CITY OF KYLE.
19. PRIOR TO CONSTRUCTION ON ANY LOT IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF KYLE FOR REVIEW. RAINFALL RUN-OFF SHALL BE HELD TO THE AMOUNT OF EXISTING CONDITIONS.
20. NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION MAY BEGIN UNTIL ALL HAYS COUNTY DEVELOPMENT PERMIT REQUIREMENTS HAVE BEEN MET.
21. NO STRUCTURE SHALL BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY IS ISSUED BY THE CITY OF KYLE.
22. IN ORDER TO PROMOTE SAFE USE OF ROADWAYS AND TO PRESERVE THE CONDITIONS OF PUBLIC ROADWAYS, NO DRIVEWAY CONSTRUCTED ON ANY LOT WITHIN THIS SUBDIVISION SHALL BE PERMITTED ACCESS ONTO A PUBLIC ROADWAY UNLESS (A) A PERMIT FOR USE OF THE COUNTY ROADWAY RIGHT-OF-WAY HAS BEEN ISSUED UNDER AND (B) THE DRIVEWAY SATISFIES THE MINIMUM SPACING REQUIREMENTS FOR DRIVEWAYS AS SET FORTH IN CHAPTER 721 OF THE HAYS COUNTY DEVELOPMENT REGULATIONS.
23. ALL ROADWAYS WILL BE PUBLICLY DEDICATED AND MAINTAINED.
24. DRAINAGE EASEMENTS SHALL REMAIN OPEN AND FREE OF OBSTRUCTIONS.
25. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED ON EACH LOT INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION.
26. PUBLIC SIDEWALKS BUILT TO THE CITY OF KYLE STANDARDS, ARE REQUIRED ALONG BOTH SIDES OF ALL STREETS. THOSE SIDEWALKS NOT ABUTTING A RESIDENTIAL, COMMERCIAL OR INDUSTRIAL LOT SHALL BE INSTALLED WHEN THE ADJOINING STREET IS CONSTRUCTED. WHERE THERE ARE DOUBLE FRONTAGE LOTS, SIDEWALKS ON THE STREET TO WHICH ACCESS IS PROHIBITED ARE ALSO REQUIRED TO BE INSTALLED WHEN THE STREETS IN THE SUBDIVISION ARE CONSTRUCTED (ORD. #439, ARTICLE V, SEC. 10). SIDEWALKS TO BE MAINTAINED BY THE CROSSWINDS MUNICIPAL UTILITY DISTRICT.
27. THE CITY OF KYLE HAS THE RIGHT TO PRUNE AND REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR.
28. THE OWNER/DEVELOPER OF THIS SUBDIVISION SHALL PROVIDE THE ELECTRIC COMPANY THAT SHALL SERVICE THIS SUBDIVISION WITH ANY EASEMENT AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES. THESE EASEMENTS AND ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE BUILDING AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH THE CITY OF KYLE CODE OF ORDINANCES.
29. THE OWNER SHALL BE RESPONSIBLE FOR ANY INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTER LINE OF THE OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT.
30. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO THE DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
31. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER OBSTRUCTIONS ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF KYLE AND HAYS COUNTY.
32. THE PARKLAND DEDICATION AND PARK DEVELOPMENT REQUIREMENTS ADOPTED BY THE DEVELOPER'S AGREEMENT EACH HAVE A \$600/LUE FEE, FOR A TOTAL OF \$1,200/LUE FEE TO BE PAID AT TIME OF FINAL PLAT RECORDING.
33. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.
34. THIS FINAL PLAT IS LOCATED WITHIN ESD #5.
35. THE OWNER/DEVELOPER IS ADVISED TO OBTAIN APPROVAL FOR ANY NEEDED LICENSE AGREEMENTS PRIOR TO APPROVAL OF THE CONSTRUCTION PLANS. OTHER SPECIAL OR NONSTANDARD TREATMENTS OF THE R.O.W. MAY ALSO REQUIRE A LICENSE AGREEMENT.
36. LOTS 82-85, BLOCK CCC AND LOT 10, BLOCK DDD ARE TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION OR HIS OR HERS ASSIGNS.
37. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF KYLE. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR RE-PLATING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
38. THE LANDOWNER SHALL BE RESPONSIBLE FOR PROVIDING THE SUBDIVISION INFRASTRUCTURE, INCLUDING WATER AND WASTEWATER UTILITY IMPROVEMENTS, OFFSITE MAIN EXTENSION AND SYSTEM UPGRADES.
39. ALL ELECTRICAL, TELEPHONE, CABLE TELEVISION AND SIMILAR LINES SHALL BE UNDERGROUND.
40. SIDEWALKS, PEDESTRIAN CROSSINGS AND OTHER PUBLIC AMENITIES TO BE DEDICATED TO THE CITY OF KYLE SHALL MEET OR EXCEED ALL 2010 ADA STANDARDS OF ACCESSIBILITY DESIGN AND ALL CURRENT FEDERAL AND STATE LAWS REGARDING ACCESS FOR PEOPLE WITH DISABILITIES FOR TITLE II ENTITIES.
41. PER CHAPTER 731 OF THE HAYS COUNTY DEVELOPMENT REGULATIONS, STORM WATER DRAINAGE FACILITIES MAY BE REQUIRED SUCH THAT THERE IS NO ADVERSE IMPACT TO THE LOCAL FLOODPLAIN, DRAINAGE WAYS, OR ROADWAYS. PER SECTION 3.02 POST DEVELOPED FLOW SHALL EQUAL PRE-DEVELOPED FOR THE 2.5,10,25, AND 100 YEAR STORM.
42. ALL MAILBOXES LOCATED IN THE RIGHT-OF-WAY SHALL BE OF AN APPROVED TXDOT OR FHWA APPROVED DESIGN.
43. POST-CONSTRUCTION STORMWATER CONTROL MEASURES SHALL HAVE A MAINTENANCE PLAN. THE MAINTENANCE PLAN MUST BE FILED IN THE REAL PROPERTY RECORDS OF HAYS COUNTY. THE OWNER OPERATOR OF ANY NEW DEVELOPMENT OR REDEVELOPMENT SITE SHALL DEVELOP AND IMPLEMENT A MAINTENANCE PLAN ADDRESSING MAINTENANCE REQUIREMENTS FOR ANY STRUCTURAL CONTROL MEASURES INSTALLED ON SITE. OPERATION AND MAINTENANCE PERFORMED SHALL BE DOCUMENTED AND RETAINED AND MADE AVAILABLE FOR REVIEW UPON REQUEST. THIS REQUIREMENT IS UNDER THE TPDES GENERAL PERMIT TXR040000 PART III, SECTION B

AREA TABLE	
AREA WITHIN SUBDIVISION	37.613 ACRES (1,638,434 sq. ft.)
AREA OF SINGLE FAMILY LOTS	12.879 ACRES (561,011 sq. ft.)
AREA OF GREENBELT, ACCESS, & PUBLIC UTILITY EASEMENT LOTS	20.067 ACRES (874,132 sq. ft.)
AREA WITHIN STREETS	4.667 ACRES

LOT SIZE	NO.
< 1 ACRE	76
1-2 ACRE	0
2-5 ACRE	0
5-10 ACRE	0
> 10 ACRE	1
MINIMUM LOT SIZE: 0.031 AC (1,327 sq. ft.)	
AVERAGE LOT SIZE: 0.179 AC (7,792 sq. ft.)	

BLOCK	LOT	SQ. FT.	ACREAGE	BLOCK	LOT	SQ. FT.	ACREAGE
CCC	1	9,201	0.211	CCC	54	7,200	0.165
CCC	2	9,727	0.223	CCC	55	8,313	0.191
CCC	3	8,658	0.199	CCC	56	7,199	0.165
CCC	4	8,120	0.186	CCC	57	7,199	0.165
CCC	5	7,986	0.183	CCC	62	8,296	0.190
CCC	6	7,594	0.174	CCC	63	8,180	0.188
CCC	7	7,219	0.166	CCC	64	8,428	0.193
CCC	8	7,212	0.166	CCC	65	6,977	0.160
CCC	9	7,206	0.165	CCC	66	8,343	0.192
CCC	10	7,199	0.165	CCC	67	7,250	0.166
CCC	11	7,192	0.165	CCC	68	8,310	0.191
CCC	12	7,182	0.165	CCC	69	7,986	0.183
CCC	13	7,199	0.165	CCC	70	7,945	0.182
CCC	14	7,786	0.179	CCC	71	7,280	0.167
CCC	15	8,014	0.184	CCC	72	7,276	0.167
CCC	16	8,018	0.184	CCC	73	7,272	0.167
CCC	17	9,909	0.227	CCC	74	7,268	0.167
CCC	30	7,641	0.175	CCC	75	7,263	0.167
CCC	31	13,748	0.316	CCC	76	7,259	0.167
CCC	32	9,090	0.209	CCC	77	7,255	0.167
CCC	33	7,489	0.172	CCC	78	7,251	0.166
CCC	34	9,855	0.226	CCC	79	7,251	0.166
CCC	35	8,170	0.188	CCC	80	8,005	0.184
CCC	36	7,901	0.181	CCC	81	9,168	0.210
CCC	37	7,765	0.178	CCC	82	1,327	0.031
CCC	38	7,241	0.166	CCC	83	864,586	19.848
CCC	39	7,244	0.166	CCC	84	2,723	0.062
CCC	40	7,247	0.166	CCC	85	2,753	0.063
CCC	41	7,190	0.165	DDD	1	7,250	0.166
CCC	42	7,200	0.165	DDD	2	7,389	0.170
CCC	43	7,585	0.174	DDD	3	7,848	0.180
CCC	44	7,745	0.178	DDD	4	7,259	0.167
CCC	45	7,200	0.165	DDD	5	7,262	0.167
CCC	46	7,200	0.165	DDD	6	7,264	0.167
CCC	47	7,200	0.165	DDD	7	7,267	0.167
CCC	48	7,200	0.165	DDD	8	7,269	0.167
CCC	49	7,273	0.167	DDD	9	8,249	0.189
CCC	50	7,980	0.183	DDD	10	2,745	0.063
CCC	51	7,200	0.165				



M.U.E. DETAIL  
SCALE 1" = 50'

**SHEET NO. 3 OF 4**

**Carlson, Brigrance & Doering, Inc.**  
 FIRM ID #F3791 REG. # 10024900  
 Civil Engineering Surveying  
 5501 West William Cannon Austin, Texas 78749  
 Phone No. (512) 280-5160 Fax No. (512) 280-5165

# CROSSWINDS PHASE 6B

STATE OF TEXAS  
COUNTY OF HAYS

KNOW ALL MEN BY THESE PRESENTS:

THAT PULTE HOMES OF TEXAS, L.P., OWNER OF 40.803 ACRES OF LAND, SITUATED IN THE JESSE B. EAVES SURVEY NUMBER 5, ABSTRACT NO. 166, HAYS COUNTY, TEXAS, AS CONVEYED BY SPECIAL WARRANTY DEED RECORDED IN INSTRUMENT NUMBER 22031071, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, DO HEREBY SUBDIVIDE A 37.613 ACRE PORTION OF SAID TRACT IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT TO BE KNOWN AS:

## "CROSSWINDS PHASE 6B"

IN ACCORDANCE WITH THE PLAT SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED, AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES SHOWN ON THIS PLAT.

WITNESS MY HAND THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_.

BY: STEPHEN ASHLOCK  
PULTE HOMES OF TEXAS, L.P.  
9401 AMBERGLEN BLVD., BLDG. I, SUITE 150  
AUSTIN, TEXAS 78729  
PHONE: (512) 532-3300

STATE OF TEXAS }

COUNTY OF \_\_\_\_\_

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS DAY PERSONALLY APPEARED STEPHEN ASHLOCK, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_.

NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS }

COUNTY OF \_\_\_\_\_

KNOW ALL MEN BY THESE PRESENTS:

THE OWNERS OF THE LAND SHOWN ON THIS PLAT WHOSE NAMES ARE SUBSCRIBED HERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, HEREBY DEDICATED TO USE OF THE PUBLIC FOREVER ALL STREETS, PARKS, WATER COURSES, DRAINS, MUNICIPAL UTILITY EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED. I (WE) FURTHER CERTIFY THAT ALL OTHER PARTIES WHO HAVE A MORTGAGE OR LIEN INTEREST IN THE SUBDIVISION HAVE BEEN NOTIFIED AND SIGNED THIS PLAT.

I (WE) FURTHER ACKNOWLEDGE THAT THE DEDICATIONS AND/OR EXACTIONS MADE HEREIN ARE PROPORTIONAL TO THE IMPACT OF THE SUBDIVISION UPON THE PUBLIC SERVICE REQUIRED IN ORDER THAT THE DEVELOPMENT WILL COMPORT WITH THE PRESENT AND FUTURE GROWTH NEEDS OF THE CITY; I (WE), MY (OUR) SUCCESSORS AND ASSIGNS HEREBY WAIVE ANY CLAIM, DAMAGE, OR CAUSE OF ACTION THAT I (WE) MAY HAVE AS A RESULT OF DEDICATIONS OF EXACTIONS MADE HEREIN.

INTERNATIONAL BANK OF COMMERCE

STATE OF TEXAS }

COUNTY OF \_\_\_\_\_

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_.

NOTARY PUBLIC, STATE OF TEXAS

MY COMMISSION EXPIRES: \_\_\_\_\_

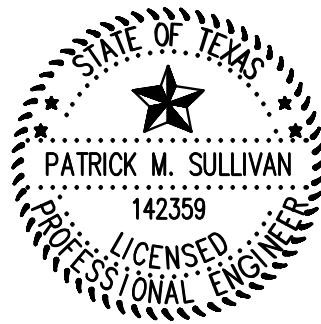
STATE OF TEXAS }

COUNTY OF TRAVIS }

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT.

DO HEREBY CERTIFY THAT A PORTION OF THIS PROPERTY IS LOCATED WITHIN A DESIGNATED 100-YEAR FLOOD ZONE AREA, AS DELINEATED ON THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL 48209C0290F, DATED SEPTEMBER 2, 2005, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AND AFFECTED BY THE CONDITIONAL LETTER OF MAP REVISION (CLOMR) CASE NUMBER 23-06-451R, ISSUED DATE SEPTEMBER 26, 2023. ADDITIONALLY, STORMWATER RUNOFF FROM THE 100 YEAR STORM EVENT SHALL BE CONTAINED WITHIN THE DRAINAGE FACILITIES TO BE LOCATED WITHIN THE RIGHTS-OF-WAY, AND /OR OPEN SPACE AND DRAINAGE EASEMENTS.

PATRICK M. SULLIVAN, P.E. No. 142359  
CARLSON, BRIGANCE & DOERING, INC.  
5501 WEST WILLIAM CANNON  
AUSTIN, TEXAS 78749  
(512) 280-5160



CARLSON, BRIGANCE, & DOERING, INC.  
ID # F3791

STATE OF TEXAS }

COUNTY OF TRAVIS }

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

SURVEYED BY: AARON V. THOMASON, R.P.L.S #6214  
CARLSON, BRIGANCE & DOERING, INC.  
5501 WEST WILLIAM CANNON  
AUSTIN, TEXAS 78749  
aaron@cbdeng.com



THIS FLOOD STATEMENT, AS DETERMINED BY A H.U.D.-F.I.A. FLOOD INSURANCE RATE MAP, DOES NOT IMPLY THAT THE PROPERTY OR THE IMPROVEMENTS THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR, AND FLOOD HEIGHTS MAY INCREASE BY MAN-MADE OR NATURAL CAUSES.

THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF ENGINEER OR SURVEYOR.

THIS FINAL PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF KYLE, TEXAS, AND IS HEREBY APPROVED BY SUCH PLANNING AND ZONING COMMISSION.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

CHAIRPERSON

REVIEWED BY:

CITY ENGINEER, CITY OF KYLE DATE

REVIEWED BY:

DIRECTOR OF PUBLIC WORKS, CITY OF KYLE DATE

SEWAGE DISPOSAL/INDIVIDUAL WATER SUPPLY CERTIFICATION, TO-WIT:

NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN INDIVIDUAL WATER SUPPLY OR A STATE APPROVED COMMUNITY WATER SYSTEM. DUE TO DECLINING WATER SUPPLIES AND DIMINISHING WATER QUALITY, PROSPECTIVE PROPERTY OWNERS ARE CAUTIONED BY HAYS COUNTY TO QUESTION THE SELLER CONCERNING GROUND WATER AVAILABILITY. RAIN WATER COLLECTION IS ENCOURAGED AND IN SOME AREAS MAY OFFER THE BEST RENEWABLE WATER RESOURCE.

NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWER SYSTEM OR TO AN ON-SITE WASTEWATER SYSTEM WHICH HAS BEEN APPROVED AND PERMITTED BY HAYS COUNTY DEVELOPMENT SERVICES DEPARTMENT.

NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION MAY BEGIN UNTIL ALL HAYS COUNTY DEVELOPMENT AUTHORIZATION REQUIREMENTS HAVE BEEN SATISFIED.

MARCUS PACHECO, DIRECTOR  
HAYS COUNTY DEVELOPMENT SERVICES

ERIC VAN GAASBEEK, R.S., C.F.M.  
HAYS COUNTY FLOODPLAIN ADMINISTRATOR

STATE OF TEXAS  
COUNTY OF HAYS

I, THE UNDERSIGNED, DIRECTOR OF HAYS COUNTY DEVELOPMENT SERVICES, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL HAYS COUNTY REQUIREMENTS AS STATED IN THE INTERLOCAL COOPERATION AGREEMENT BETWEEN HAYS COUNTY AND THE CITY OF KYLE FOR SUBDIVISION REGULATION WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF KYLE.

MARCUS PACHECO, DIRECTOR  
HAYS COUNTY DEVELOPMENT SERVICES

STATE OF TEXAS }  
COUNTY OF HAYS }

I, ELAINE H. CARDENAS, COUNTY CLERK OF HAYS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D., AND DULY RECORDED ON THE \_\_\_\_\_

DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D., AT \_\_\_\_\_ O'CLOCK \_\_\_\_M., IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS IN INSTRUMENT NUMBER \_\_\_\_\_

WITNESS MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

ELAINE H. CARDENAS  
COUNTY CLERK  
HAYS COUNTY, TEXAS

## SHEET NO. 4 OF 4

**Carlson, Brigance & Doering, Inc.**  
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